056.A	0015	0008.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	237,900	/	237,900
USE VALUE:	237,900	/	237,900
ASSESSED:	237,900	/	237,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		OLD COLONY LN, ARLINGTON

OWNERSHIP

Unit #: 8

Owner 1:	FU KEREN
Owner 2:	
Owner 3:	
Street 1:	8 ALMA AVE
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	LEBLANC GERALD MAXWELL -
Owner 2:	FISCHER JANE SARAH -
Street 1:	15 OLD COLONY LANE #8
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 610 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	237,900			237,900
Total Card	0.000	237,900			237,900
Total Parcel	0.000	237,900			237,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.00 | /Parcel: 390.0

Legal Description

User Acct

151481

GIS Ref

GIS Ref

Insp Date

10/11/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 056.A-0015-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	231,200	0	.		231,200	231,200	Year End Roll	12/18/2019
2019	102	FV	213,100	0	.		213,100	213,100	Year End Roll	1/3/2019
2018	102	FV	176,800	0	.		176,800	176,800	Year End Roll	12/20/2017
2017	102	FV	164,700	0	.		164,700	164,700	Year End Roll	1/3/2017
2016	102	FV	164,700	0	.		164,700	164,700	Year End	1/4/2016
2015	102	FV	155,500	0	.		155,500	155,500	Year End Roll	12/11/2014
2014	102	FV	147,500	0	.		147,500	147,500	Year End Roll	12/16/2013
2013	102	FV	147,500	0	.		147,500	147,500		12/13/2012

!4827!

PRINT

Date	Time
12/10/20	19:48:09

LAST REV

Date	Time
10/11/17	08:51:58
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4827

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEBLANC GERALD	62736-348		10/3/2013		162,000	No	No		
GILBERT LISA	51657-439		9/5/2008		177,500	No	No		
LANGLEY JENNIFE	49674-163		6/27/2007		187,000	No	No		
JOHNSON MARY R	40899-403		9/16/2003		165,000	No	No		
	21471-475		10/1/1991		51,000	No	No		L

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2013	1607	Redo Kit	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2017	Measured	DGM	D Mann
5/14/2014	External Ins	PC	PHIL C
1/28/2014	Info Fm Prmt	EMK	Ellen K
12/5/2008	MLS	MM	Mary M
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	151481
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6039																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	2 - 2nd Floor
% Own:	0.552500010
Name:	24 - 6039

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.6	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.48360658
Const Adj.:	1.06018400
Adj $ / SQ:	503.327
Other Features:	35714
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342743
Depreciation:	104879
Depreciated Total:	237863

COMMENTS

648-7575,Building Number 15.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	3	BRs:	1	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0
Totals			
1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	503.33
Special Features:	0	Val/Su Net:	390.00
Final Total:	237900	Val/Su SzAd	390.00

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	610	503.330	307,029

Net Sketched Area:	610		Total:	307,029	
Size Ad	610	Gross Are	610	FinArea	610

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

056.A-0015-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	